



**FY21 Application for EPA Brownfields Multipurpose Grant
City of Salem, New Jersey**

Narrative Information Sheet

Pertinent applicant information:

1. Applicant Identification: City of Salem, New Jersey
17 New Market Street
Salem, NJ 08079

2. Funding Requested:
 - a. Grant Type – Multipurpose
 - b. Federal Funds Requested - \$800,000

3. Location: City of Salem, Salem County, New Jersey

4. Contacts:
 - a) Project Director: Charles Bailey
Executive Director of Commerce
City of Salem
17 New Market Street
Salem, NJ 08079
(856) 935-0372 Ext. 204
cbailey@cityofsalemnj.gov

 - b) Chief Executive: Mayor Charles Washington, Jr.
City of Salem
17 New Market Street
Salem, NJ 08079
(856) 935-0372
mayor@cityofsalemnj.gov

5. Population: 4,811 (2018 ACS Five-Year Estimate)

6. Other Factors Checklist: Please see below.

Other Factors	Page #
Community population is 10,000 or less.	1
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2
The priority site(s) is in a federally designated flood plain.	1, 2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	4
At least 20% of the overall project budget will be spent on eligible site reuse or area-wide planning activities for priority brownfield site(s) within the target area.	9-11

7. Letter from the State or Tribal Environmental Authority: Please see attached.



State of New Jersey

PHILIP D. MURPHY
Governor

Department of Environmental Protection
Site Remediation and Waste Management Program
Office of Brownfield and Community Revitalization
Mail Code 401-06A
P.O. Box 402
401 E. State Street
Trenton, New Jersey 08625

CATHERINE R. MCCABE
Commissioner

SHEILA Y. OLIVER
Lt. Governor

October 5, 2020

Mr. Andrew Wheeler, Administrator
US Environmental Protection Agency
1200 Pennsylvania Ave, N.W.
Washington, DC 20460

RE: USEPA City of Salem Multi-Purpose Grant

Dear Administrator Wheeler,

This is to acknowledge that the New Jersey Department of Environmental Protection (DEP) received a request from the City of Salem for a state acknowledgement letter for a United States Environmental Protection Agency (USEPA) brownfield grant application.

The City of Salem, New Jersey is applying for \$800,000 in Multi-purpose grant funding to address brownfield sites in the city's Waterfront Redevelopment Plan Area. This area, also located in the Brownfield Development Area (BDA) and Opportunity Zone, contains various industrial properties, including former gasoline service stations, a heating oil storage facility, and the Salem Sanitary Landfill.

Environmental cleanup and funding are often the most challenging steps in converting contaminated properties into healthy and productive uses such as commercial and industrial development, open space, housing and other catalysts for economic activity. The primary benefits of the proposed grant application are expected to include economic revitalization, removal of blight and environmental hazards, and streamlined coordination of brownfield redevelopment activities. We encourage the City's work on the revitalization of the Waterfront with the goal of establishing thriving and well-served neighborhoods. If I may be of further assistance please contact me at (609) 633-1223 or William.Lindner@dep.nj.gov.

Sincerely,

William J. Lindner, Manager
Office of Brownfield & Community Revitalization

Cc:
Charles Bailey, City of Salem
Katie-Rose Imbriano, BRS

SALEM CITY, NJ
APPLICATION FOR 2021 U.S. ENVIRONMENTAL PROTECTION AGENCY
BROWNFIELDS MULTIPURPOSE GRANT

Narrative

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area: The city of Salem, NJ (Population: 4,811¹) is the county seat of Salem County, the state's most rural county. It is located in southern New Jersey along the Salem River, a primary tributary of the Delaware River. During the 17th and 18th centuries, Salem was an important port city whose residents were primarily employed in the shipbuilding industry and trade. Later, it transitioned to heavy commercial and industrial uses related to the port and railroad, such as glassworks, chemical manufacturing and bulk fuel storage. As with many port cities around the country, Salem experienced a precipitous decline in industrial and manufacturing operations, leading to the deterioration of this once-thriving community. The decline in the city's industrial and commercial port operations – and the related loss of jobs – has also led to a significant decline in population over the past 50 years.

The proposed target area for this grant is Salem's historic Waterfront Industrial Zone (WIZ) which is largely coterminous with the Salem City Waterfront Zone Redevelopment Area and the Salem City Industrial District Brownfield Development Area (BDA) a state designation intended to encourage area-wide brownfields planning. It also includes a federally-designated Opportunity Zone (Census Tract 221, Salem County) and is a federally designated Foreign Trade Zone. The physical boundaries of the target area are the City boundary with Elsinboro Township, the Salem River/Fenwick Creek Waterfront, Chestnut Road and Broadway Road (SR-49). The Waterfront Industrial Zone comprises Salem's historic industrial port and industrial core and as such, is a vitally important component of the City's plans for economic revitalization.

Salem's WIZ is a low-lying, flood-prone area characterized by a concentration of brownfield sites, vacant land, non-conforming uses, marginal heavy industry, irregular lot patterns and a long-term underutilization of land. The majority of the target area – and all three priority sites – are located in a federally-designated 1% flood zone. There are at least 23 properties located throughout the WIZ that meet the EPA's definition of a brownfield, comprising 75% of the targeted area. These are interspersed with other active industrial, commercial, residential, and open space properties. They include highly visible and dilapidated properties that, under current conditions, constitute a significant blighting influence and pose an actual or potential threat to the area's residents, including the former Heinz Company/Anchor Glass site, the former Tri-County Oil bulk fuel storage facility, the former Aluchem, Inc. chemical manufacturing facility, the West Jersey Shore Line, Inc. railroad, the Salem Branch Extension and yard, McCarthy's Bar, and the former South Jersey Gas Company.

Salem believes that with a strong coalition of community partners, and the assistance of an EPA Brownfield Multi-Purpose grant, it can successfully investigate, remediate and return key brownfield sites to economic productivity in alignment with the City's vision for new commercial and light industrial development that will increase employment opportunities, create private sector investment, increase tax ratables, and expand local incomes.

¹ American Community Survey 2018 5 year estimate

ii. Description of the Priority Brownfield Site: The city has identified twenty-three brownfield sites in the Waterfront Industrial Zone target area. Three (3) of these have been identified as priority brownfield sites: Tri-County Oil, Aluchem and McCarthy's Bar.

- **Site 1: Tri-County Oil (1 Front Street, Salem, NJ, Block 7 Lot 11):** The Tri-County Oil site is a 0.44 acre former heating oil bulk storage facility and gasoline service station property that is currently a vacant grassy lot. It is located at the base of the Penns Neck Bridge (Route 49) adjacent to the Salem River in a federally-designated floodplain. As such, this site is the first site you see upon entering the City from the west, and serves as a gateway for the entire community. Its redevelopment would be catalytic for improving the overall visual condition of the target area. From 1933 to 2003, Amoco, Woodstown Gas and Oil Company and Tri-County Oil Company owned the site and operated a bulk petroleum storage and distribution facility and a gasoline service station. In 1997, the bulk petroleum storage facility and the gasoline service station ceased operation and several structures were razed. Based on NJDEP and municipal records, the remaining on-site buildings were razed in 2003; and the Aboveground Storage Tanks were removed in 2007. A Phase 1 was completed in 2005, six ASTs were removed in 2007, and a Phase 2 was conducted in 2008. The City acquired the site via tax lien foreclosure in 2016. The Phase 1 and Phase 2 reports require updating to conform to current NJDEP regulatory requirements, and a Remedial Investigation is required. Contaminants of concern relate to the bulk fuel storage areas at the property as well as the former service station. Petroleum impacts have been found in both soil and groundwater.
- **Site 2: Aluchem (W. Broadway, Salem, NJ, Block 7, Lots 1, 2, 3, 12.01 and 16):** Aluchem is a 6-acre heavy industrial site adjacent to the Tri-County Oil site. It is located adjacent to the Salem River in a federally-designated floodplain. Aluchem is a former chemical manufacturing facility that is currently vacant. It contains abandoned manufacturing buildings with various paved and unpaved areas and an abandoned rail line. Known or Suspected Contaminants include historic fill, PAHs and metals, with petroleum impacts to soils and groundwater. This site is on the New Jersey Known Contaminated Sites List, but no assessment has been conducted here as of yet. Given its large size and prominent location at the western gateway to the city, remediation of this site would be catalytic for improving the overall visual condition of the target area and provide a new site for business development. This site is still owned by Aluchem.
- **Site 3: McCarthy's Bar, Inc. (190 Griffith Street, Salem, NJ, Block 5, Lot 17):** McCarthy's Bar is a ¼ acre commercial property that formerly housed various commercial and industrial operations including a foundry, warehouse, clothing factories, retail establishments, a bicycle repair shop, a tin shop, a machine shop, a knitting mill, and lastly, a bar. Today, the site is vacant and consists only of a gravel parking area. The McCarthy's Bar site is a highly visible, corner property in a mixed-use corridor. It faces a heavily used Family Dollar property and is an ideal location to develop a neighborhood commercial use that will provide much needed services and jobs to the area. A Phase 1 was conducted in 2008 and a Phase 2 in 2010. These reports must be updated to conform to current NJDEP regulatory requirements, and a Remedial Investigation is required. Contaminants include a suspected UST, historic fill, elevated levels of five heavy metals (arsenic, beryllium, cadmium, mercury, and lead) and PAHs. Salem acquired this property via tax lien foreclosure in 2005.

b. Revitalization of the Target Area

i. Overall Plan for Revitalization: In 2018, Salem – with technical assistance provided by the State of New Jersey – developed the Salem Waterfront Zone Redevelopment Plan for the target area. Goal 7 of this plan is “to remediate potentially known contaminated sites as part of the redevelopment process.” This plan directly identifies the priority sites in its brownfield inventory, including current conditions and proposed redevelopment. It also addresses the redevelopment of brownfield properties in the target area generally. This Redevelopment Plan envisions a range of land uses in the target area that coexist in harmony including:

- thriving maritime, industrial and manufacturing businesses along the waterfront;
- a mixed-use transition zone that contains a complementary mix of residential, public uses, retail, commercial, and other personal service establishments; and
- public open space that connects Salem residents to the waterfront.

Salem also established a clear plan for brownfield redevelopment in its 2006 application to NJDEP for BDA designation. Again, the priority sites are listed by name with proposed assessment and remediation work identified. In this application, Salem identified the following objectives for the redevelopment of brownfield sites in the target area:

- To provide the revitalization of vacant and underutilized Brownfield areas in the Industrial District with a mix of greenway, commercial and modern light industrial uses such as business offices, natural areas and maritime port operations.
- To create new commercial and light industrial development that will increase employment opportunities and meet the growing demand for modern and convenient shopping as well as light industrial flex space in locations with highway and port access.
- To generate economic development opportunities that will create private sector investment, produce jobs, increase the local tax base and expand local income levels.
- To enhance the physical condition of the area by completing site remediation, demolishing obsolete buildings, establishing high quality design standards, making streetscape improvements and providing for new development that will enhance the visual appearance of the area.

If Salem is successful in its application for an EPA Multi-Purpose grant, it would serve as a catalyst to provide additional momentum to redevelopment efforts, and enable the city to attract additional funds needed to realize its vision of a new waterfront commercial and light industrial district that is aesthetically pleasing, utilizes existing infrastructure and mitigates human health and environmental hazards. Planning to be funded through this project will build upon the strong planning foundation already established – especially the 2018 Salem Waterfront Zone Redevelopment Plan - by looking at up to three priority sites and developing specific site reuse visions and assessments. Salem will then use the results of these efforts to conduct evaluations of market viability (using an REOI for each site) to directly attract developers to the priority sites.

ii. Outcomes and Benefits of Overall Plan for Revitalization: The EPA Brownfield Multi-purpose grant will provide many benefits to the City and the target area, which includes an Opportunity Zone (Census Tract 221, Salem County). There are 23 identified brownfield sites within the target area, comprising just over 160.64 acres of the approximately 212 acres that make up the WIZ, or 75% of the target area. The EPA grant will serve as a catalyst to jump-start development, focusing on key, high-visibility sites that have high potential to spur additional spin off development. Salem has worked for years to line up partnerships and regulatory incentives to spur the necessary redevelopment in this area:

- Salem is a Community Collaborative Initiative (CCI) community designated by the NJDEP, and as such receives technical assistance, support, and priority for state funding;
- WIZ contains a designated BDA, which also comes with technical assistance and preferential funding from the State;
- WIZ is a designated Redevelopment Area, providing the City with condemnation powers and the ability to designate developers and establish design guidelines; and
- WIZ includes a Foreign Trade Zone and Opportunity Zone, offering incentives for developers to invest here.

Salem lost its largest employer in 2014, when Ardagh Glass ceased operations of its glass factory located in the target area. Ardagh Glass had been a staple of local employment for 150 years, and the 290 jobs that were eliminated equated to over 13% of the 2014 civilian labor force in Salem.

However, just as the loss of one business in a city the size of Salem can have a significantly deleterious economic impact, so too can the attraction of one or two new businesses and corresponding employment opportunities result in a clear, demonstrable positive impact. The environmental funding and targeted planning will allow Salem to advance an estimated three priority sites to development, which will bring attention, investment and resources to the Waterfront Industrial Zone. Redevelopment of the Aluchem site alone is estimated to create 100 new jobs and stimulate increased tax revenue and services to the community. It is anticipated that the redevelopment will include a mix of renovation of existing buildings and demolition and new construction. Included in the target area is a former landfill, a city-owned brownfield site in the target area, which has recently been capped and converted to use as a solar farm.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse: Salem has applied for and received a commitment of \$87,000 in funding from the New Jersey HDSRF program toward the Remedial Investigation at the Tri-County Oil site; a portion of which will be used to meet the match requirement. New Jersey's HDSRF program has already provided support for earlier investigation work in the WIZ, as well as a publicly funded removal action at Tri-County Oil, and technical assistance to support the development of the Salem Waterfront Redevelopment Plan. This illustrates Salem's ability to mobilize partnerships and access funding to leverage the EPA grant and continue to move properties within the WIZ toward development. Because of the designation of this area as a BDA, Salem receives priority funding for additional HDSRF applications, which can be used to conduct additional environmental investigation work. The Opportunity Zone and Foreign Trade Zone will help to attract developers to these sites, once the environmental uncertainty has been removed. Developers can also access new State incentives being developed by the NJ Economic Development Authority to cover portions of the remediation cost. Currently Salem is working with developers on an affordable housing development within the WIZ, and has issued a solicitation for redevelopers due in November 2020. As of application submission, the City has received interest from eight (8) different developers interested in investing in the project.

ii. Use of Existing Infrastructure: Salem proposes the cleanup and redevelopment of brownfield sites that are already connected to infrastructure. The WIZ has excellent transportation access: it is served by an existing intermodal transportation network that includes rail, port, and highways. Further, its location along the waterfront and the existence of a currently unused rail line, the West Jersey Shore Line, Inc. Railroad, Salem Branch Extension, underscores the unique opportunity that Salem has to maximize value from an EPA Brownfield Multi-Purpose Grant,

since intermodal access makes the target area well-suited for a revitalization to include a mix of industrial, maritime port, commercial, and residential uses. In fact, according to the South Jersey Economic Development District, the county is expected to have the greatest job growth in the transportation industry among all sectors. The target area is also served by public water and sewer, electric and gas utilities, and a robust telecommunications network.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding: The New Jersey Department of Community Affairs (NJ DCA) has designated Salem City as a "Distressed City" and an "Urban Aid Municipality" because of its extreme poverty. The percentage of individuals living below poverty is 41.3% (quadruple the rate for the state of NJ at 10.4%) with a median household income of just \$24,841/year (less than 1/3 of the state's median household income of \$79,363) (2018 ACS). Poverty has been persistent and increasing in Salem for several decades, tied largely to industrial decline, widespread disinvestment, and the recent closing of a major employer. Given the small population of the City (4,811), high poverty levels and diminished tax base, it is impossible for Salem to self-fund the improvements necessary to lift residents out of persistent poverty, and must seek outside sources such as the EPA Multipurpose grant to make improvements necessary to attract redevelopment.

ii. Threats to Sensitive Populations

(1) *Health or Welfare of Sensitive Populations*: Exposure to harmful substances in the environment, such as those at brownfields sites, is one of many risk factors for disease and adverse health effects. While the focus of this project is to attract commercial and industrial development, as is typical of many industrial areas, these sites are adjacent to low income pockets of residential neighborhoods. This grant will help to directly identify and remove contaminants from the environment, and replace these blighted sites with opportunities for living wage employment. Salem is home to an economically disadvantaged population with higher levels of sensitive populations when compared to the state and the nation, including minorities, low-income persons and persons with disabilities, placing them at particular risk.

- Minority Populations: Salem is a majority-minority community: its minority population (non-White, non-Hispanic) of Salem is 76%. This is double the rate for the US (38.5%) and significantly higher than the rest of New Jersey (43.9%) according to 2014-2018 ACS data.
- Low-income Persons: As previously noted, 2014-2018 ACS data shows that residents of the target area struggle with high indicators of poverty: 41.3% of individuals live below poverty (quadruple the state poverty rate of 10.4%) with 40.9% of all households receiving SNAP benefits and 67.3% of households led by grandparents raising their own grandchildren. The annual median household income in Salem is just \$24,841. In fact, Salem residents interviewed for a 2016 report by the Rutgers Center for State Health Policy identified poverty and unemployment as important factors driving poor health outcomes.
- Residents with a Disability: According to the 2016-2018 comprehensive community health needs assessment (CHNA) compiled by Inspira Health, Salem County has a higher percentage of disabled residents (approximately 17%) when compared to the state (10.6%). According to 2014-2018 ACS data, 23.6% of non-institutionalized adults ages 18-64 have a disability compared with 10.3% for the US and 7.7% for NJ. That number jumps to over 42.6% for adults over age 65 in Salem, compared to 35% for the US and 31.6% for NJ.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Residents of Salem suffer from a greater-than-normal incidence of diseases associated with exposure to hazardous substances, pollutants and contaminants, most notably **asthma, lead poisoning and cancer**. Contaminants of concern at the brownfield sites in the target area include historic fill, PAHs and metals (including lead), and petroleum. Airborne contaminants can trigger asthma, exposure to lead at these sites can exacerbate other sources of lead exposure residents face, and several of the other suspected contaminants are considered human carcinogens.

- **Asthma:** According to the NJ Department of Health, Salem County Asthma Profile (2014), Salem County suffers from adult asthma at a rate of 12.8%, higher than the state percentage of 8.8%; and childhood asthma at 14.9%, higher than the 8.7% of children statewide.
- **Lead poisoning:** Lead poisoning is a very serious issue in Salem. According to EJ Screen, the lead paint index for the target area is in the 85th percentile for the entire country. In 2018, over 5% of all children tested in the Salem County had an elevated blood lead level (EBLL) at or above 5 ug/dL in FY2018, the highest percentage in the state (NJDOH, Childhood Lead Exposure in New Jersey Annual Report, 2018). Lead can be found in a variety of sources, but the primary exposure pathway in Salem is through lead-based paint and lead-contaminated dust in older homes built before 1978. According to 2014-2018 ACS data, over 80% of homes in Salem were constructed prior to 1980, thereby increasing exposure to lead poisoning. Children are especially vulnerable to lead poisoning, which can cause severe negative health outcomes, learning disabilities and behavioral problems.
- **Cancer:** According to the 2016-2018 community health needs assessment (CHNA) compiled by Inspira Health, the overall cancer incidence rate of 523.3 per 100,000 in Salem County is higher than the rest of the state (492.5), with significantly higher rates for oral, cervical, and prostate cancer. Salem County residents are also more likely to die from cancer compared to residents across NJ: the cancer death per age-adjusted 100,000 is 205.6 in Salem County compared to 203.7 in the state, and the Healthy People 2020 goal of 161.4. Predictably, this same report showed that Salem County had a high amount of recognized carcinogens and persistent, bioaccumulative, and toxic chemicals released. According to EJ Screen, the target area has a NATA Cancer Risk index in the 86th percentile for the entire country.

The EPA grant will help identify and reduce exposure to environmental hazards that are tied to the high incidence of diseases such as asthma cancer and lead poisoning in the target area.

(3) Disproportionately Impacted Populations: Salem residents face significant environmental justice issues resulting from current and historic industrial and commercial uses in and around them. In the eleven selected variables of the EPA EJSCREEN Report Salem measured > 75th percentile in eight (8) key indices compared to the rest of the state and country: PM 2.5, Ozone NATA, Diesel PM, NATA Cancer Risk, NATA Respiratory HI, Traffic Proximity, Lead Paint Indicator and Wastewater Discharge Indicators. These results highlight the tremendous disparity in exposure to harmful environmental factors to Salem residents compared to the rest of the US.

b. Community Engagement

i. **Community Involvement:** Salem has developed strong partnerships with many community organizations that have a focus on economic development and the community. The following organizations will play a key role in the successful implementation of an EPA Brownfield Grant:

Partner Name	Point of contact	Specific role in the project
Salem County Chamber of Commerce	Jennifer Jones (856) 351-2245 Jennifer@SalemCountyChamber.com	Assist with community outreach and dissemination of information to the Salem business community
South Jersey Economic Development District	Louis C. Joyce, AICP (609) 501-6388 ljoyce@sjedd.com	Provide technical assistance and support for redevelopment planning; assist with identification of highest and best uses
Salem County Community College	Michael Gorman (856) 351-2601 mgorman@salemcc.edu	Advise on cultural heritage aspects of redevelopment planning; assist with community outreach and dissemination of information
Broadway United Methodist Church	Pastor Marikay Green (856) 935-1690 bumc1@comcast.net	Assist with community outreach, including the dissemination of information on public meetings
Stand Up For Salem/Salem Main Street	Chris Davenport (856) 935-8800 chris@salemcitynj.com	Provide technical assistance and support for redevelopment planning; assist with community outreach, meeting facilitation and identification of highest and best uses

ii. **Incorporating Community Input:** Salem has a brownfield steering committee, established as part of the Salem City Industrial District BDA designation in 2006. The steering committee is comprised of representatives from local government, industrial property owners and non-profit community partners. For the past 14 years, Salem's brownfield steering committee has demonstrated a relentless dedication to the planning and redevelopment of brownfield sites in the target area. Salem recognizes the critical importance of the steering committee in guiding the implementation of the EPA Brownfield Multi-Purpose grant, including disseminating information and obtaining input on priority sites, environmental risk, and redevelopment planning. The applicant will utilize the established Steering Committee to refine project goals, plan for public outreach via the development of a Community Relations Plan, prioritize sites for assessment, and guide reuse strategies.

In addition to the Brownfields Steering Committee, Salem will engage members of the directly-impacted community to provide input on the assessment, remediation and redevelopment of priority sites. City staff will facilitate a minimum of two (2) targeted community engagement events for this project, to include a kick-off meeting and public workshop. If social distancing measures are in place at the time of award, these meetings will be offered in digital format using Zoom. The project manager will also participate in other scheduled local community meetings and meet with community leaders to ensure the public is aware of the ongoing remediation and has the opportunity to raise any concerns. Salem will also provide public notification regarding any cleanup activities to stakeholders, owners, and tenants within 200 feet of the site through letters or by posting a sign at the site to include a point of contact and information on access a public information repository. While Salem does not have a known population of non-English speakers, translation services will be provided if requested.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS.

a. Description of Tasks and Activities

Salem seeks to build on the state funds already invested in the assessment, remediation, and redevelopment planning of brownfield sites in its WIZ, including updating the Phase 1 and 2 studies at McCarthy's Bar and Tri-County Oil, and conducting these studies at the Aluchem site; as well and completing Remedial Investigations at McCarthy's Bar and Tri-County Oil; conducting remediation at the Tri-County Oil site, and conducting site planning work at all three sites. The required \$40,000 cost share for will be met through funding already committed by the HDSRF grant for RI activities at the Tri-County Oil site. The following sections describe the project tasks, including eligible grant activities and responsible parties.

<i>Task 1: Cooperative Agreement Oversight:</i>
i. Project Implementation: Salem will provide project management services; manage contractors; act as a liaison with NJDEP and EPA; and attend the EPA Brownfields Conference. The grant budget accounts for 10 hours of staff time per month for the Project Director's salary (personnel) and benefits (fringe) over a five-year grant period. To assist with this task, Salem will procure a professional environmental grant management consultant to ensure environmental and grant requirements are met; perform grant budget and contractor invoice tracking, compliance, and reporting activities; and assist with community outreach activities. The professional grant management firm will be competitively retained in accordance with all federal, state, and local procurement requirements.
ii. Anticipated Project Schedule: 10/1/2021 - 9/30/2026
iii. Task/Activity Lead(s): Executive Director of Commerce, Salem (Charles Bailey)
iv. Output(s): The outputs from this task will include the number of: ACRES updates; quarterly reports, MBE/WBE reports, and financial reports submitted; grant-related meetings held; and brownfields conferences attended by staff.
<i>Task 2 – Community Engagement:</i>
i. Project Implementation: Salem will work with the community to obtain input and provide information about the program implementation. The Salem Brownfield Development Area Steering Committee will serve as the leadership group, and will develop (with consultant assistance) a Community Relations Plan. It is expected that there will be a minimum of two (2) public meetings, attendance at local community meetings, and meetings with community leaders. This engagement may be in person, virtual, or a hybrid, depending on COVID restrictions and which method is expected to provide the greatest participation. In addition, signs will be placed at all active sites, describing the investigation and providing a contact for additional information. Salem will be assisted in community outreach activities by the environmental grant management professional, as described in <i>Task 1</i> above, which will be competitively retained in accordance with all federal, state, and local procurement requirements.
ii. Anticipated Project Schedule: 1/15/2022 - 9/30/2026
iii. Task/Activity Lead(s): Executive Director of Commerce, Salem (Charles Bailey)
iv. Output(s): The outputs from this task will include a Community Relations Plan, brownfield steering committee meetings, public meetings, community meetings, production of materials for community engagement activities and installation of signs on-site.
<i>Task 3 – Site Assessment and Remedial Investigation:</i>
i. Project Implementation: Salem will prepare and issue an RFP for a Licensed Site Remediation Professional (LSRP) in accordance with New Jersey requirements, to conduct Environmental Site

Assessments on high-priority brownfield sites within the WIZ. This task proposes conducting three (3) Phase I Assessments and three (3) Phase II Assessments on priority brownfield sites. In addition, Salem will conduct up to two Remedial Investigations (RI) at a priority sites, likely the McCarthy's Bar and Tri-County Oil sites. Quality Assurance Project Plans (QAPP) will be developed for each site, as applicable. All activities performed under this task will comply with the most current local, state, and federal standards. Estimated costs are based on prior experience with actual site costs.
ii. Anticipated Project Schedule: 4/1/2022 - 12/31/2024
iii. Task/Activity Lead(s): Executive Director of Commerce, Salem (Charles Bailey); LSRP
iv. Output(s): 3 Phase I & Phase II Reports, 2 Remedial Investigation Workplans, RI Reports, QAPPs
<i>Task 4 – Site Remediation and Remediation Oversight:</i>
i. Project Implementation: Salem will procure a LSRP in accordance with all federal, state, and local procurement requirements to provide direct project oversight and management of the remediation effort. The LSRP will prepare a Remedial Action Workplan and a QAPP; and oversee remediation. Remediation tasks are expected to include: site preparation activities (mobilization/demobilization; surveying; clearing); removal and disposal of an estimated 5,000 tons of impacted soil; the placement of 5,000 tons of clean backfill; and groundwater monitoring consisting of an estimated three wells and four quarters of sampling. Excavated soils will be sampled and characterized in accordance with the requirements of the designated disposal facility. At the completion of the remedial action, the LSRP will prepare a Remedial Action Report (RAR), Remedial Action Outcome (RAO) (the site closure documentation as per New Jersey regulations), and if necessary a soil permit and deed notice. These documents will be submitted to EPA for review and approval.
ii. Anticipated Project Schedule: 4/1/2024 - 12/31/2025
iii. Task/Activity Lead(s): Executive Director of Commerce, Salem (Charles Bailey); LSRP
iv. Output(s): RAWP; approved QAPP; the number of tons of contaminated soils removed and properly disposed of; a RAR; deed notice, soil permit, and RAO.
<i>Task 5 – Site Reuse Planning:</i>
<p>i. Project Implementation: Salem has already conducted community-wide redevelopment planning for the target area and will use the EPA Brownfield Multi-Purpose grant to conduct more focused planning activities to advance priority sites for reuse. Site reuse planning will comprise the following sub-tasks:</p> <ul style="list-style-type: none"> • Site Reuse Vision: Salem will retain a qualified architectural or planning firm to define and illustrate the community's vision for the redevelopment of three priority sites. Salem will task this firm with engaging the community to explore options for site reuse, drafting reuse alternatives and presenting these scenarios to the community through a series of public meetings. The goal of this sub-task is to position the priority sites for redevelopment, and attract interested developers, tenants, end users, and financing. • Site Reuse Assessment: Using the site reuse vision established in the above sub-task, the qualified architectural or planning firm will then work together with the City and the LSRP to analyze specific obstacles that may inhibit reuse of the priority brownfield sites. The specific scope of work may include conducting a site visit, review of available

information, key informant interviews; infrastructure inventory, market assessment and identification of brownfield site reuse options. The end goal is to understand the menu of sustainable reuse options for priority brownfield sites.

- **Evaluation of Market Viability:** Once the site reuse vision and assessment have been completed, Salem will conduct an evaluation of market viability, in order to identify parties interested in acquiring and redeveloping the priority brownfield sites from the City; identify potential funding sources and financing vehicles; and aggregate information needed for decision-making related to disposition and redevelopment. Task activities will include development of a Real Estate Expression of Interest (REOI) or Request for Proposal (RFP) to obtain acquisition and redevelopment offers.

ii. Anticipated Project Schedule: 1/1/2024 – 8/30/2026

iii. Task/Activity Lead(s): Executive Director of Commerce, City of Salem (Charles Bailey); Planning or Architectural consultant

iv. Output(s): Site Reuse Vision, Site Reuse Assessment, Evaluation of Market Viability (RFP/REOI)

b. Cost Estimates

<i>Task 1: Cooperative Agreement Oversight</i>				
Item	Qty.	Unit	Unit Cost	Subtotal
Personnel: Salem Project Manager	600	HR	\$ 45	\$27,000
Fringe: Salem Project Manager	0.3	%	-	\$8,100
Contractual: Grant Management Services	5	YR	\$ 5,000	\$25,000
Travel: Salem EPA conference attendance	2	EACH	\$ 1,500	\$3,000
Task 1 Total:				\$63,100
AMOUNT TO BE FUNDED BY EPA GRANT:				\$63,100
<i>Task 2: Community Engagement</i>				
Item	Qty.	Unit	Unit Cost	Subtotal
Contractual: Services for community outreach	5	YEAR	\$3,280	\$16,400
Supplies (includes maps, handouts, site signs)	1	LS	\$2,500	\$2,500
Task 2 Total:				\$18,900
AMOUNT TO BE FUNDED BY EPA GRANT:				\$18,900
<i>Task 3 – Site Assessment and Remedial Investigation</i>				
Item	Qty.	Unit	Unit Cost	Subtotal
Contractual: Phase I	3	EACH	\$6,000	\$18,000
Contractual: Phase II	3	EACH	\$20,000	\$60,000
Contractual: Remedial Investigation Report	3	EACH	\$20,000	\$60,000
Task 3 Total				\$138,000
AMOUNT TO BE FUNDED BY NON EPA FUNDS				\$40,000
AMOUNT TO BE FUNDED BY EPA GRANT				\$98,000
<i>Task 4 – Site Remediation and Remediation Oversight:</i>				
Item	Qty.	Unit	Unit Cost	Subtotal
Contractual: Remediation Management and document development (RAWP, QAPP, RAR, RAO, deed notice, soil permit, etc.)	1	LS	\$40,000	\$40,000
Contractual: Site Preparation Activities	1	LS	\$21,000	\$21,000

Contractual: Soil Removal and Disposal	5,000	TON	\$40	\$200,000
Contractual: Backfill and site restoration	5,000	TON	\$15	\$75,000
Contractual: Monitoring Well Installation	3	EACH	\$4,000	\$12,000
Contractual: GW Sampling and Analysis (4 quarterly events over three wells)	12	EACH	\$6,000	\$72,000
Task 4 Total				\$420,000
AMOUNT TO BE FUNDED BY EPA GRANT				\$420,000
Task 5: Site Reuse Planning				
Item	Qty.	Unit	Unit Cost	Subtotal
Contractual: Site Reuse Vision	1	SITE	\$80,000	\$80,000
Contractual: Site Reuse Assessment	3	SITE	\$20,000	\$60,000
Contractual: Evaluation of Market Viability	3	SITE	\$20,000	\$60,000
Task 5 Total				\$200,000
AMOUNT TO BE FUNDED BY EPA GRANT				\$200,000

Budget Table

Budget Categories	Project Tasks					Total
	Task 1	Task 2	Task 3	Task 4	Task 5	
	Cooperative Agreement Oversight	Community Engagement	Site Assess. /Remedial Investigation	Site Remediation/ Oversight	Site Reuse Planning	
Personnel	\$27,000					\$27,000
Fringe Benefits	\$8,100					\$8,100
Travel	\$3,000					\$3,000
Equipment						\$0
Supplies		\$2,500				\$2,500
Contractual	\$25,000	\$16,400	\$138,000	\$420,000	\$200,000	\$799,400
Other						\$0
Total Direct Costs	\$63,100	\$18,900	\$138,000	\$420,000	\$200,000	\$840,000
Indirect Costs						
Total Federal Funding	\$63,100	\$18,900	\$98,000	\$420,000	\$200,000	\$800,000
Cost Share			\$40,000			\$40,000
BUDGET TOTAL	\$63,100	\$18,900	\$138,000	\$420,000	\$200,000	\$840,000

c. Measuring Environmental Results

The outputs anticipated through this grant are listed in each task within the Task Descriptions above, and will be monitored via documentation provided by the contractor(s); and consultants; and reported on in quarterly reports and in ACRES. Outcomes anticipated are number of jobs, development funding leveraged, acres redeveloped and amount of contaminants removed from the community. These will be monitored through the ongoing work of the BDA Steering Committee and by the Salem Department of Commerce, as metrics to meet objectives of the Waterfront Redevelopment Area Plan.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Structure and Experience: Salem City's Commerce Department will administer the grant. The Executive Director of Commerce, Mr. Charles M. Bailey, MPA, will serve as the

Project Director. Mr. Bailey's efforts will be supported by the City of Salem staff, and he will be partnering with the active and well-established Salem BDA Steering Committee. He is supported in the finance and grant management functions by the City's Finance Office. Grant implementation will also be supported by a qualified consultant retained via Federal procurement guidelines in 40 CFR 31.36. In the unlikely event of Mr. Bailey's inability to administer the program, the program will be administered by other competent managers.

ii. Description of Key Staff: Mr. Bailey has nine (9) years of public administration, economic development and project management experience, including three (3) years serving as a grant manager for a CFDI in the City of Columbus, OH. Through this work, he has demonstrated his ability providing cooperative agreement oversight for federal funding, including conducting required reporting and financial monitoring. He currently oversees many programs and initiatives to promote economic and community development in the City of Salem and provides oversight for the City's various grants, including a FY2020 public safety grant for the target area received from the US DOJ. He holds BA and MPA degrees from Cleveland State University.

iii. Acquiring Additional Resources: If additional expertise of resources are required, Salem's procurement staff will competitively procure the vendors necessary to provide additional expertise and resources. RFPs will be issued and vendors will be identified to carry out the additional work. Salem has a well-established history of implementing catalytic brownfield redevelopment efforts through its BDA program, and can work with local and state partners, especially the NJDEP, to ensure the successful implementation of this grant.

b. Past Performance and Accomplishments

ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

(1) Purpose and Accomplishments: The City of Salem has not received an EPA Brownfields Grant but *has* received other federal assistance agreements. The three most recent federal assistance agreements are shown in the table below. The most recent is an FY2020 grant from the U.S. Department of Justice (DOJ) in the amount of \$291,396. This money has been allocated for community-oriented public safety efforts in the target area. The next most recent grant was a \$500,000 grant in 2016 from the USDA Rural Utilities Service to provide emergency repairs to water infrastructure damaged by natural disasters, and the City has utilized this funding to replace city well number 9 for the water treatment plant.

Funder Agency	Grant Amount	Funding Start Date	Funding End Date
US Department of Justice	\$291,396	7/1/2020	6/30/2023
USDA Rural Utilities Service	\$500,000	9/1/2016	9/1/2018
USDA Rural Housing service	\$50,000	8/7/2015	8/7/2015

(2) Compliance with Grant Requirements: Salem is in compliance with the workplan, schedule, and terms and conditions of the DOJ grant. We are making progress towards achieving the expected results of the agreement, and applying for the EPA Brownfield Multi-Purpose Grant advances the goals of this grant by securing additional funds for all stages of the Waterfront Industrial Zone neighborhood stabilization, cleanup and site reuse. Salem also fully complied with the terms of conditions of the 2015 and 2016 USDA grants and has successfully expended funds for both of these grants, with the 2015 USDA grant being closed out.

**FY2021 EPA Multipurpose Grant Application
Salem, New Jersey**

Threshold Criteria Responses

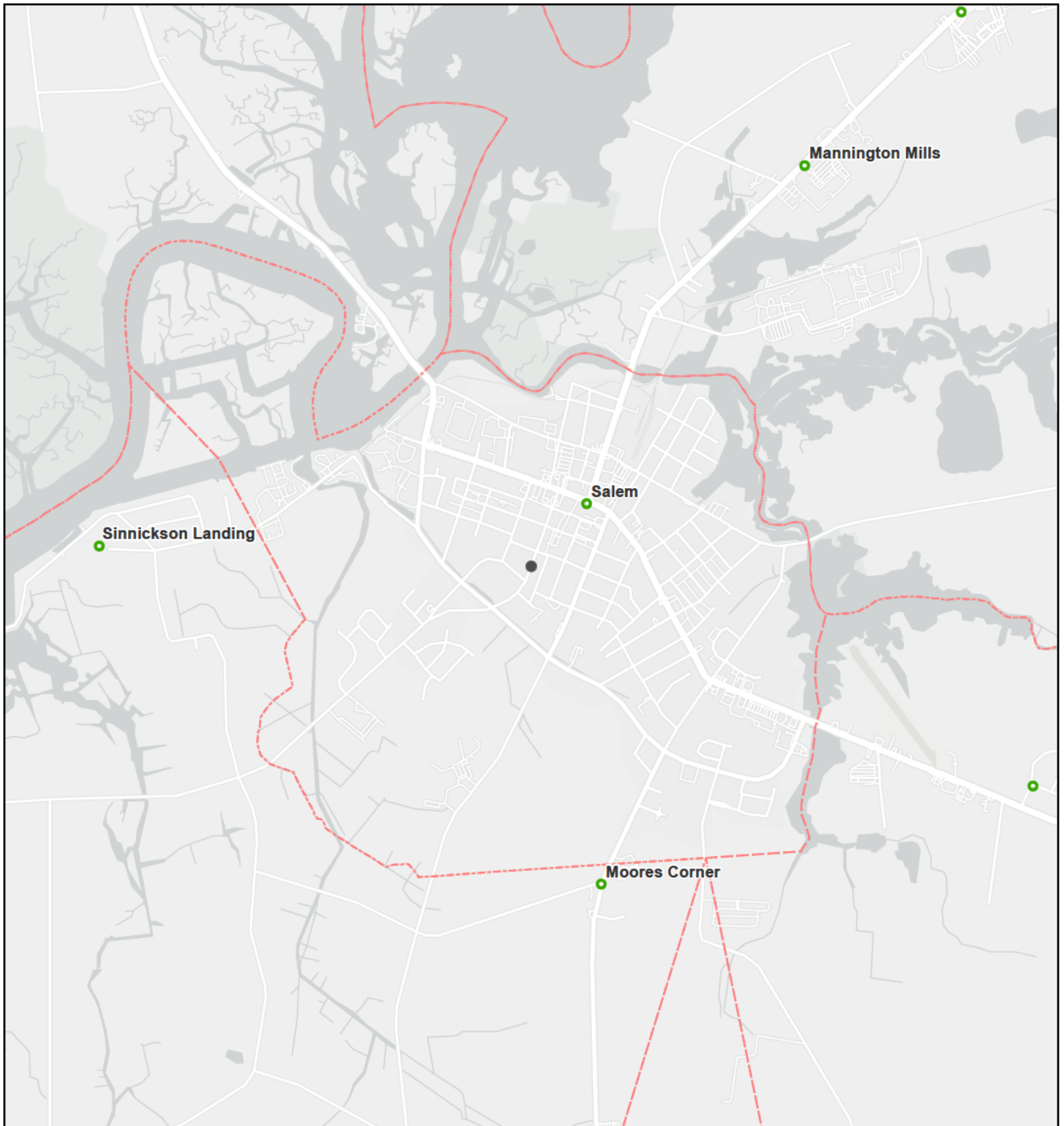
1. **Applicant Eligibility:** The applicant is a city, and therefore affirms it is eligible for funding.
2. **Community Involvement:** Salem has a brownfield steering committee comprised of representatives from local government, industrial property owners and non-profit community partners. The applicant will utilize the established Steering Committee to refine project goals, plan for public outreach via the development of a Community Relations Plan, prioritize sites for assessment, and guide reuse strategies. In addition, Salem will engage members of the directly-impacted community to provide input on the assessment, remediation and redevelopment of priority sites. City staff will facilitate a minimum of two (2) targeted community engagement events for this project, to include a kick-off meeting and public workshop. If social distancing measures are in place at the time of award, these meetings will be offered in digital format using Zoom. The project manager will also participate in other scheduled local community meetings and meet with community leaders to ensure the public is aware of ongoing remediation and has the opportunity to raise any concerns. Salem will also provide public notification regarding any cleanup activities to stakeholders, owners, and tenants within 200 feet of the site through letters or by posting a sign at the site to include a point of contact and information on access a public information repository.
3. **Target Area:** The target area is the Waterfront Industrial Zone, which is largely coterminous Salem City Brownfield Development Area (BDA) and Waterfront Zone Redevelopment Area.
4. **Affirmation of Brownfield Site Ownership:** The City owns two (2) brownfield sites within the target area where cleanup activities may be conducted, which meet the CERCLA § 101(39) definition of a brownfield, and meet the following criteria:
 - a. not listed (or proposed for listing) on the National Priorities List;
 - b. not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and
 - c. not subject to the jurisdiction, custody, or control of the U.S. government.




These sites are as follows:

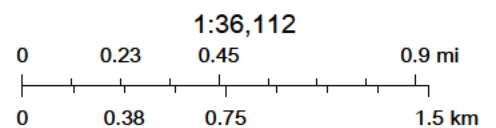
- Tri-County Oil Property, 1 Front Street, Salem, NJ
 - McCarthy's Bar, Ward Street, Salem, NJ
5. **Use of Grant Funds:** The applicant's plan to conduct assessment and cleanup activities can be found on pages 7-10 of the narrative. An overall plan for revitalization of the target area already exists, and it is the 2018 Salem Waterfont Redevelopment Zone Plan.

6. **Required Cost Share:** The applicant will meet the \$40,000 cost share requirement with State of New Jersey Hazardous Discharge Site Remediation Funding (HDSRF) grants.

Map of Salem, NJ



-  County Boundaries
-  Municipalities
-  Place Names



Delaware FirstMap, State of New Jersey, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

10/28/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Salem, New Jersey

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS:

0182266700000

d. Address:

* Street1:

17 New Market Street

Street2:

* City:

Salem

County/Parish:

Salem County

* State:

NJ: New Jersey

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

08079-1408

e. Organizational Unit:

Department Name:

Commerce Department

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Charles

Middle Name:

* Last Name:

Bailey

Suffix:

Title:

Executive Director of Commerce

Organizational Affiliation:

City of Salem, New Jersey

* Telephone Number:

(856) 935-0372 Ext. 204

Fax Number:

* Email:

cbailey@cityofsalemnj.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-05

* Title:

FY21 GUIDELINES FOR BROWNFIELD MULTIPURPOSE (MP) GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

1234-Salem, NJ Map.pdf

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

FY21 Salem, New Jersey Brownfield Multipurpose Grant for the Waterfront Industrial Zone

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="800,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="40,000.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="840,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: